

April 8, 2019

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**MINUTES OF THE REGULAR MEETING
OF THE LA SALLE CITY COUNCIL
April 8, 2019**

A regular meeting of the La Salle City Council of La Salle, Illinois was held Monday, April 8, 2019 at 6:30 p.m. with Mayor Jeff Grove and Mayor Pro-Tem Tom Ptak presiding with proper notice being duly and continuously posted.

The meeting was called to order at 6:36 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present- Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon

Absent: Alderman Schneider

A quorum was present.

APPROVAL OF MINUTES

Moved by Alderman Demes and seconded by Alderman Reynolds to accept and place on file minutes of the March 25, 2019 Regular City Council meeting. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

PRESENTATION

Moved by Alderman Ptak and seconded by Alderman Lavieri to allow Peter Limberger and Nathan Watson to address the council regarding the status of the Kaskaskia Hotel and Maytag Building projects.

Voice vote, all ayes. Motion carried.

Mr. Watson of CL Real Estate presented updated information on 801-805 First Street which is located at First and Joliet Streets and known as the former Maytag Building. He stated that they have secured a tenant for the first floor, so have spent the last months redesigning the project. This project includes the renovation of a 12,000 two-story historic building, as well as the use of a vacant corner lot that will also have new construction. (Exhibit #1) The corner lot will include retail space, an outdoor dining area with off-street parking in the rear of the building. The corner building will be modern with glass and steel construction. 2.7 million dollars has been invested in this project. Mr. Watson stated they estimate a fall 2019 opening. Mr. Limberger added that there will be a brew pub in the main building with a brewery as well. There will be a coffee shop on the corner and there will be six upscale apartments on the upper level. Mr. Watson stated that some of the beers brewed will be the same as those at Tangled Roots in Ottawa, but there will also be special La Salle beers. This will be similar to Ottawa, but on a smaller scale.

In regard to the Kaskaskia project, Mr. Watson stated that they are actively pursuing the capital stack for the project have gotten some commitments on financing for the purchase of the historic tax credits which represents about 4.3 million of the total 27 million dollar plus project cost. The market study has been updated and as well as construction cost estimates. He stated a shift has been made from the EB 5 financing. He briefly reviewed federal and state historic tax credits and new market tax credits. He added that once these types of funding sources are in place, the project can begin rapidly. Mr. Watson stated that the group is optimistic and persistent and hopes to open at the end of 2021, but realistically probably the following year. Mr. Limberger stated that one indicator that the group is moving ahead is the

purchase of other properties surrounding the Kaskaskia, including the old post office. This is being done in order to make the entire block part of the redevelopment of the downtown. Mr. Limberger stated that the project is larger than it was three years ago. He stated that a lot of work is going on in the background, which the City may not see, but a lot of money is being expended. He stated that the EB5 funding from China was abandoned. Due to changes in the US, it takes twelve years for Chinese investors to get a visa. He spoke a bit more about the tax credits. Peter stated that he is confident to say that in 2020, the project will be under construction.

Alderman Bacidore asked why the developers cannot work on the first floor of the building and secure retail in that location. He asked Mr. Limberger if they sincerely have plans for the hotel. Alderman Bacidore stated that he does not want the City to end up in a similar situation to the Vendome where the City ends up in a position where it must tear the building down. Mr. Watson stated that they would not be telling the council they had plans to do the whole project if they did not have plans to do so. In regard to developing the first floor only, Mr. Watson stated that it would be very difficult to do that, as the building is interconnected. Mr. Limberger offered to go through the stacks of plans which would show that is simply not feasible. In addition, that portion of the building is designated for a different use.

Alderman Herndon asked what the plans are for the west portion of the building. Mr. Watson stated that the apartments will become hotel rooms and the first floor will be a combination of meeting space and bathrooms. There will also be some hotel supporting retail. Mr. Watson stated that it would be difficult to get a retail tenant in that portion of the building as it exists today.

Mr. Limberger stated that in the big picture, this will be a conference center with a hotel, not a hotel with a conference center. The garage portion of the building will be a conference center that can hold up to 500 people. The plan is to have enough conference space to hold 800 people. The goal is to bring people from areas within a 100 mile radius. He continued by saying that there is nothing like this in the Midwest, so it would be unique. Mr. Limberger said a lot of money is going into the project and that it is not just words.

Mayor Grove thanked the gentlemen for coming before the council and asked that perhaps when the Brewpub opens in the fall, they can return and update the council on the status of the Kaskaskia.

PROCLAMATION

Mr. James Plunket of the Coast Guard Auxiliary, thanked the council for allowing him to speak and for proclaiming May 18-24, 2019 as National Boat Safety Week. He stated that anyone interested in a free vessel safety check, can contact him. Clerk Brown read the proclamation aloud.

It was moved by Alderman Lavieri and seconded by Alderman Reynolds to proclaim May 18-24, 2019 as National Boat Safety Week. Each and every alderman has a copy.
Voice vote, all ayes. Motion carried.

PETITIONS

Moved by Alderman Demes and seconded by Alderman Reynolds to grant the requests from the I-80 Ambucs and Run 4 Life Committee for 2019 Raffle Licenses. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Herndon and seconded by Alderman Reynolds to grant the from the La Salle VFW Post 4668 to hold its annual "Buddy Poppy Days" distribution on Thursday, May 23rd through Saturday, May 25, 2019 at La Salle businesses.

Voice vote, all ayes. Motion carried.

Moved by Alderman Demes and seconded by Alderman Reynolds to grant the request from Ryley Bunzell/The Study, LLC owner of The Study Supper Club for a Lease of City Property to have 3-4 outdoor tables in City right-of-way for premises located at 414 First Street. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Reynolds and seconded by Alderman Demes to grant the request from Gabriela Casas for permission to close a portion of the 1000 Block of 8th Street and allow open alcoholic liquor containers for a Block Party for newly opened Don Javier's Bar & Grill located at 1045-8th Street from the hours of 2 p.m. until 8 p.m. on Saturday, May 4, 2019. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

Moved by Alderman Ptak and seconded by Alderman Lavieri to accept the recommendation of the Finance Committee to deny the request from Grace Currie, Director of Choirs at LaSalle-Peru Township High School for a \$150 monetary contribution to the "Unclouded Day" concert which proceeds will benefit Public Action to Deliver Shelter (PADS). Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon

NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

Moved by Alderman Bacidore and seconded by Alderman Ptak to refer the request from Bob Jansen, of Rojian Properties, LLC to designate an area in front of 842 Second Street as no parking/loading zone to the Streets, Alleys and Traffic Committee.

Voice vote, all ayes. Motion carried.

The Streets, Alleys and Traffic Committee will meet at 6:15 p.m. on April 22, 2019.

REPORT OF CITY OFFICERS

Moved by Alderman Bacidore and seconded by Alderman Demes to accept and place on file the Building Inspectors Report for March 2019 showing total fees collected of \$1,085 and total value of construction of \$123,250. Each and every alderman has a copy.

Voice vote, all ayes. Motion carried.

APPOINTMENTS

Moved by Alderman Demes and seconded by Alderman Reynolds to appoint Luke Tomsha to the Planning Commission.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon,

NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

**Appointment: Luke Tomsha to
Planning Commission to 2023**

OLD BUSINESS

Prior to the vote, Alderman Demes stated that he was not in favor of granting the sign permit as the area is mixed with both business and residential and does not believe we need more LED signs in town. Alderman Schneider was not present, but did indicated that residents he spoke to were not in favor of the sign. Alderman Lavieri agreed that the sign could cause issues for the residences and the hotel in the area.

Moved by Alderman Demes and seconded by Alderman Lavieri to deny the request from Greg Boggio, owner of The Laundries for a Sign Permit to install a 72 sq. ft. LED sign with a maximum height of 22' at 1908 St. Vincent Avenue. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon
NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

Mayor Grove thanked the Boggio family for their investment with the businesses in town.

NEW BUSINESS

Alderman Demes reminded the public that there is no burning in the City of La Salle.

Mayor Grove explained that Republic Services requested that the City of La Salle move the yard waste pick- up day to Fridays. However, the City's contract specifies that yard waste bags will be picked up on Mondays, so Republic will honor the contract and pick up will take place on Mondays. The public is not required to call to get on a list in order to have the bags picked up, however bags must be stickered. Republic Services informed the city that mattresses and box springs must be wrapped in plastic in order for the drivers to take them as part of garbage service. Alderman Reynolds encouraged residents to put garbage in bags and not loose in garbage cans.

Alderman Bacidore inquired if the leaf vacuum could be brought out once in the spring to pick up leaves that fell late in the fall. Mayor Grove stated that it would be best if residents bag the leaves or take them to the city drop off area.

7:24 p.m. Moved by Alderman Lavieri and seconded by Alderman Reynolds to appoint Tom Ptak as Mayor Pro-Tem in the absence of Mayor Grove for the remainder of the meeting.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon

NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

ORDINANCES/RESOLUTIONS

Moved by Alderman Demes and seconded by Alderman Reynolds to approve and place on file **Resolution 201901:** Authorizing Signature Authority for Community Development Block Grant and Revolving Loan Fund (CDBG-RLF) Program. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon

NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

**Resolution 201901: Authorizing
Signature Authority for
Community Development Block
Grant and Revolving Loan Fund
(CDBG-RLF) Program**

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve and place on file **Resolution 201902:** to petition IDOT for temporary closure of portions of State Highway for a

Player's Parade on Sunday, April 28, 2019 with rain date of May 5, 2019. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon
NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

Resolution 201902: to petition IDOT for temporary closure of portions of State Highway for a Player's Parade on Sunday, April 28, 2019 with rain date of May 5, 2019.

Moved by Alderman Lavieri and seconded by Alderman Reynolds to approve and place on file **Ordinance 2804:** An Ordinance Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of La Salle, La Salle County, Illinois and DG Partners, LLC. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon
NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

Ordinance 2804: Approving and Authorizing the Execution of a Tax Increment Financing (TIF) District Redevelopment Agreement by and between the City of La Salle, La Salle County, Illinois and DG Partners, LLC.

Moved by Alderman Reynolds and seconded by Alderman Demes to approve and place on file **Ordinance 2805:** An Ordinance Approving and Authorizing the Termination of a Cost Sharing Agreement Entered Into by the City of La Salle and the City of Peru to Conduct a Cost and Operational Feasibility Assessment to Explore and Pursue the Sharing of Multi-Jurisdictional Law Enforcement Services and Constructing and Operating a Centralized, Jointly Staffed Multi-Jurisdictional Law Enforcement Facility to Serve as a Law Enforcement Headquarters, a Potential 911 Dispatch Center and a Jail Facility. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon
NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

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Attorney McPhedran wanted to make clear that the lease and ordinance as it is drawn up allows the petitioners to have outdoor seating on their own property.

Moved by Alderman Demes and seconded by Alderman Reynolds to approve and place on file **Ordinance 2806**: An Ordinance Regarding the Lease of Municipal Property with The Study, LLC d/b/a The Study Supper Club and related matters. (Rylee and Danielle R. Bunzell) Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon
NAY: None Absent: Alderman Schneider Abstain: None

Motion Carried 7-0

Ordinance 2806: An Ordinance Regarding the Lease of Municipal Property with The Study, LLC d/b/a The Study Supper Club and related matters. (Rylee and Danielle R. Bunzell)

Further discussion followed between the aldermen and Mr. Mollan in regard to the draft Ordinance under consideration regarding the licensing of Pedi-cabs within the City of La Salle. Attorney McPhedran stated that he has reached out to Utica's attorney, Herb Klein, who also gave input on the ordinance. Attorney McPhedran stated that it is his understanding that the council is in agreement that there will be a fee for the business license as well as a fee for each unit, but no fee will be charged for each operator. Alderman Ptak confirmed this was correct. Attorney McPhedran stated that not so much from a revenue standpoint, but more of a regulation standpoint, he would want to have the operator's names and certain information, so the City has the right to conduct appropriate background checks on these operators. Attorney McPhedran added that a point was raised to him that we do not require background checks for taxi drivers in our current taxi cab ordinance. Therefore, there may be a need to amend that ordinance at some time. Attorney McPhedran added that in lieu of a slow moving sign on the vehicles, Mr. Mollan would prefer a flag as he believes it is more visible. He indicated that the units also have warning lights. Mr. Mollan confirmed that he will have four units, two in La Salle and two in Utica. He stated that he can bring all four units over during special events or if requested. He also confirmed that the units hold two passengers and one child. Alderman Ptak questioned about background checks. Mr. Mollan stated that background checks will be conducted by an outside company for all operators and the results will be shared with the City. All the drivers will be given ID's and will be registered with the City. For events, independent contractors may be used, but they will need to go through the same process. Mr. Mollan stated that his season will run from May 1 through October. It was suggested that the permit be granted for the entire year, foregoing the need for Mr. Mollan to return to the City for permission to operate during special events during other times of the year. There were no other questions for concerns from Mr. Mollan or the City Council.

Alderman Demes asked that discussion of possible amendments to the current Taxi Cab ordinance be added to the next meeting agenda.

COMMENTS

Alderman Bacidore asked Economic Development Director Koyak what IVAC has done for the City since we joined three months ago. Director Koyak stated that she will prepare a summary for the alderman for the next meeting.

Alderman Herndon commended everyone who ran in the recent election. He stated that it was a very respectful election.

County Board member Mike Kasap and La Salle resident complimented the Public Works Department for keeping the streets safe during the winter. As our County Board member, Mr. Kasap stated that due to the public safety tax referendum failing, the Board will have to take a tougher stance in regard to TIF extensions.

Building Inspector Andy Bacidore told the council that the demolition of the five properties have begun, with 1135 La Harpe being taken down this morning.

Police Chief Uranich warned the public about recent phone scams where solicitors claim to be the IRS. He also stated that residents have reported that the caller ID's have displayed the city's non-emergency Police Department number. Chief Uranich stated that the public should never give out personal information or bank account numbers.

Superintendent Bumgarner said that branch pick-up began April 1st. Residents can call City Hall if they have branches.

Economic Development Director Katherine Koyak stated that renovations at the old St. Hyacinth's School building are coming along. Mike Bergagna of BBrothers Real Estate was present and stated that residents can follow updates on the project on the BBrothers Real Estate Facebook page.

City Engineer Brian Brown stated that the big sewer project is on hold. He stated that he is waiting on the USEPA, but the project should start within two weeks. The project will start at La Harpe Street. The sewer will run from La Harpe to Crosat to Tonti and ending in Hegeler Park.

Alderman Ptak said he has been questioned as to why the City of La Salle backed out of the Shared Services project. Alderman Ptak stressed that the City of La Salle supported the project 100% and did not back out and the City had already begun discussions with our FOP who were also on-board. Attorney McPhedran stated that from the onset, the agreements entered into early on by all cities, provided that any City had the right to withdraw at any time. At this time, there are only two cities left, so when Peru gave notice to withdraw, effectively the agreement is terminated. Even though the agreement is terminated, both parties still are responsible for their share of expenses per the agreement. The ordinance passed this evening is more of a housekeeping matter to formally terminate the agreement.

APPROVAL OF BILLS

Moved by Alderman Lavieri and seconded by Alderman Sellett that bills Total Submitted: \$869,744.49 (Total Payroll \$168,058.37, Bills to be Paid \$162,340.77, Total Bills Paid \$539,345.35) be accepted, paid and placed on file. Each and every alderman has a copy.

ROLL CALL: AYE: Alderman Demes, Bacidore, Ptak, Reynolds, Lavieri, Sellett, Herndon, NAY: None Absent: Alderman Schneider Abstain: None

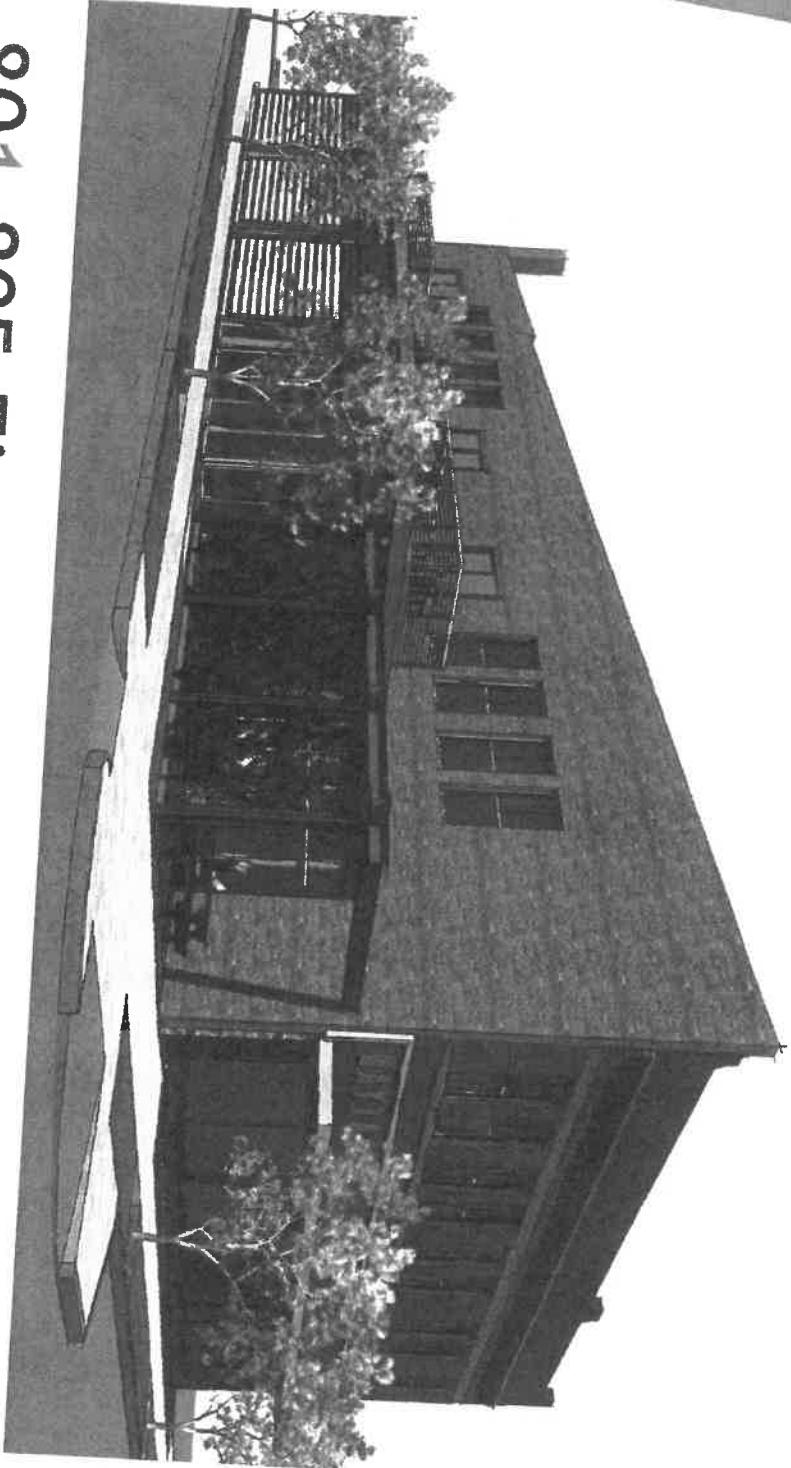
Motion Carried 7-0

Moved by Alderman Reynolds and seconded by Alderman Demes to adjourn the meeting.
Voice vote, all ayes. Motion is carried.

ADJOURNED 7:49 p.m.



Carrie Brown, City Clerk



801-805 First Street, LaSalle

